

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

August 24, 2023

Debra West  
Aria Studio Consultant, Inc.  
100 Gold Ave. SW  
Albuquerque, NM 87102

**Re: NM Sol/ Phase 1 Tenant Addition**  
**7401 Los Volcanes Rd. NW**  
**Traffic Circulation Layout**  
Architect's Stamp 03-28-23 (J10-D027)

Dear Ms. West,

The TCL submittal received 07-31-2023 is approved for Building Permit by Transportation. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

PO Box 1293

Albuquerque

NM 87103

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to the [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) for log in and evaluation by Transportation. **AN APPROVED PLAT IS A CONDITION OF RELEASING FINAL CO.**

[www.cabq.gov](http://www.cabq.gov)

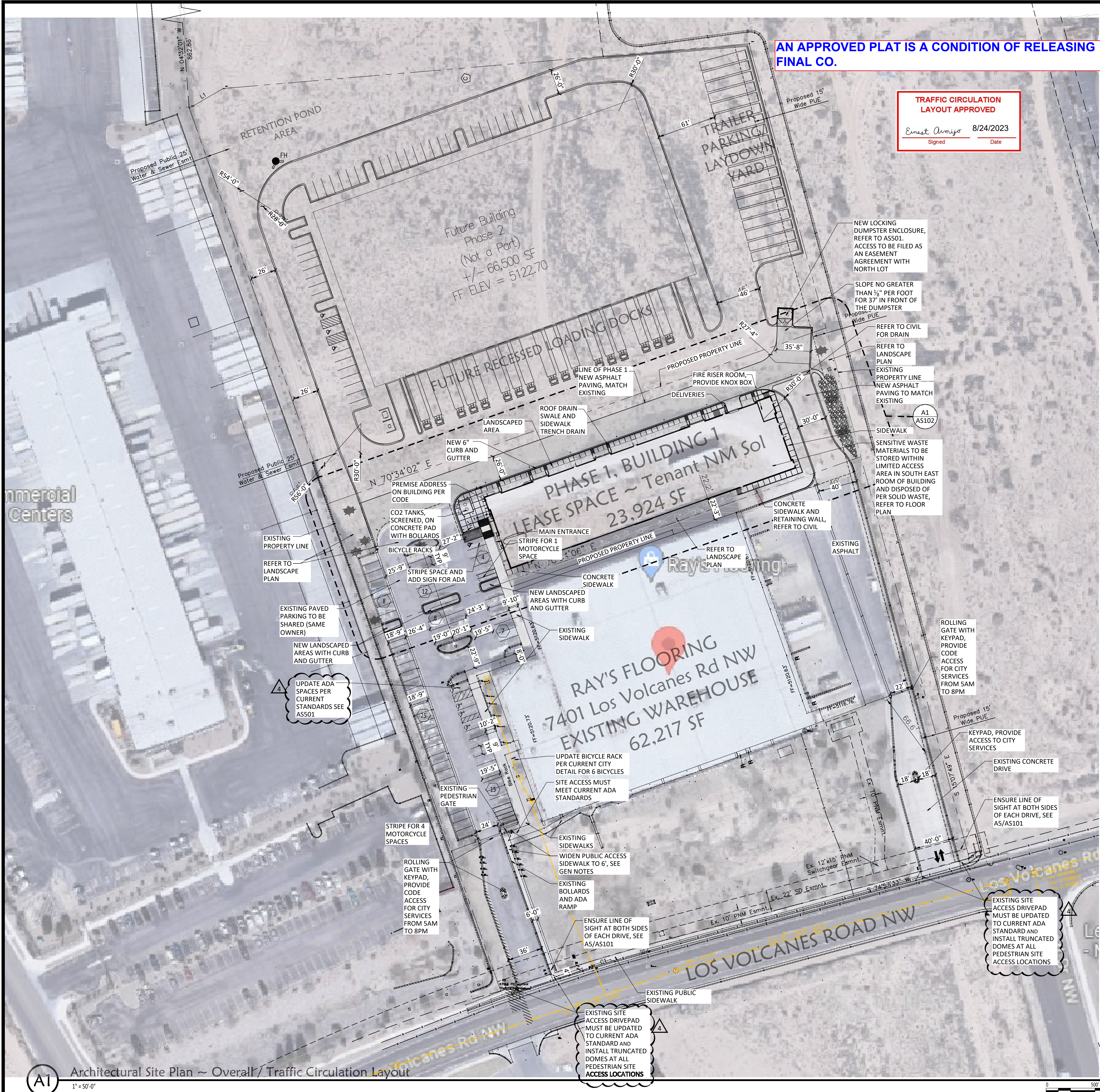
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Ernest Armijo, P.E.  
Principal Engineer, Planning Dept.  
Development Review Services

C: CO Clerk, File





AN APPROVED PLAT IS A CONDITION OF RELEASING FINAL CO.

TRAFFIC CIRCULATION LAYOUT APPROVED  
Ernest Armijo  
Signed 8/24/2023  
Date

PROJECT DESCRIPTION

Construction of a new tilt-up concrete fully sprinkled cannabis agricultural warehouse to be used for cannabis cultivation.

GENERAL NOTES

- A. REFER TO AS102 FOR MORE DIMENSIONS
- B. REFER TO AS501 and AS502 FOR SITE DETAILS
- C. GUARDRAIL IS REQUIRED AT ANY PEDESTRIAN WALK AREA WHERE ADJACENT CHANGE IN ELEVATION IS 30" OR MORE. REFER TO AS501 FOR DETAIL, CIVIL GRADING PLAN FOR ELEVATIONS.
- D. CONTRACTOR TO VERIFY ALL RAMPS, WALKS, AND RAILS MEET CODE AND ADA GUIDELINES
- E. REFER TO CITY OF ALBUQUERQUE STANDARD DRAWINGS 2415A AND 2415B FOR CURB AND GUTTER DETAILS
- F. REFER TO CITY OF ALBUQUERQUE STANDARD DRAWING 2425B FOR DRIVEPAD WITH RAMP
- G. REFER TO CITY OF ALBUQUERQUE STANDARD DRAWING 2430 FOR SIDEWALK DETAILS
- H. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER.

Notes and Parking

**Code Referenced**  
City of Albuquerque IDO (effective 2022-12-25)  
Non-Residential Business Park (NR-BP)

**Address and Legal Description**  
7401 Los Volcanes Rd NW, Albuquerque, NM 87121  
UPC 101005818513130104  
Lot 2-B, Tract S-1, Atrisco Business Park, Unit 2, City of Albuquerque, Bernalillo County, New Mexico  
1.6675 Acres

**Type of Development & Occupancy**

Ray's Flooring (existing building)	
Warehousing	48,716 sf
Business	13,501 sf
total	62,217 sf

**NM Sol (new building)**

Cannabis Cultivation & Product	23,924 sf
Production Facility	

**Parking Required (Table 5-5-1)**

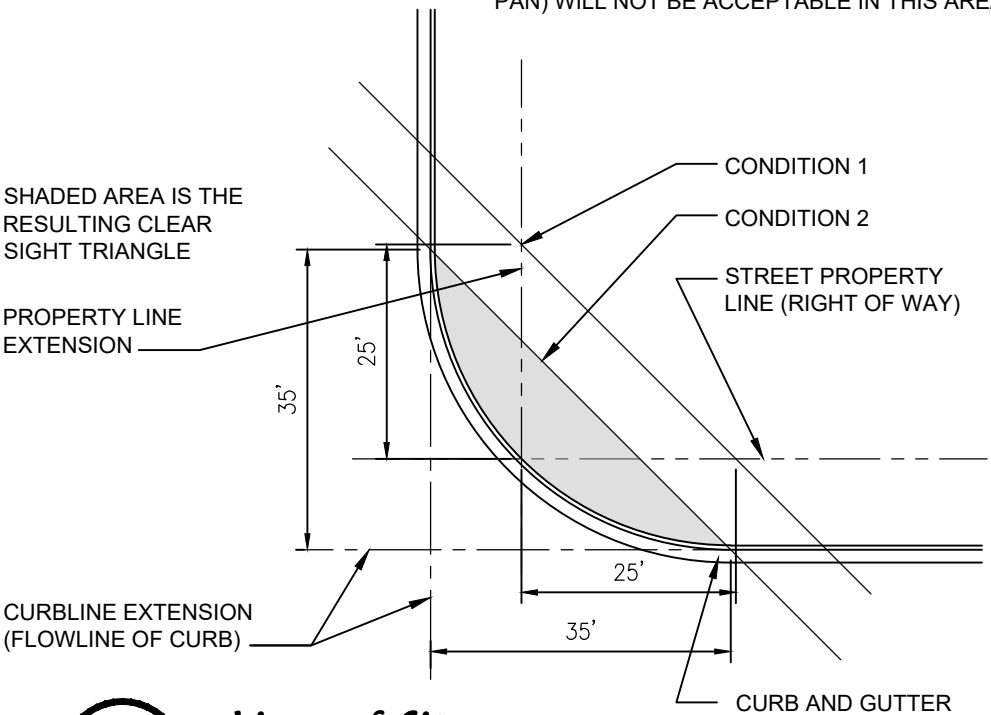
Warehousing	no requirement	
Business	3.5 spaces per 1000 GFA	47.25
Cannabis Cultivation	1 space per 1000 GFA	23.92
Total spaces required		71
Motorcycle		1.00
Bicycle		3.00

**Total spaces provided** 84 spaces

NM Sol		24
ADA		1
Motorcycle		2
Bicycle		3
Ray's Flooring		55
ADA		3
Motorcycle		4
Bicycle		6

**Executive Summary**  
Construction of a new tilt-up concrete fully sprinkled agricultural warehouse to be used for cannabis cultivation. Existing parking for Ray's Flooring (existing warehouse) to be divided wherein the new counts for each of the structures meet all requirements. Shared parking agreement is on file.

NOTE:  
LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.



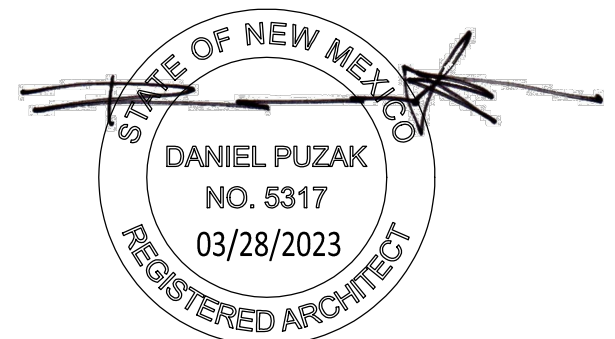
A5 Line of Site  
not to scale



STUDIO CONSULTANTS, INC  
100 Gold Ave. SW, Suite 205,  
Albuquerque, NM 87102  
Daniel@ariasinc.com (505) 506-2314



NM SOL  
Phase 1 Tenant Addition  
for Ray's Flooring  
Los Volcanes Road NW  
Albuquerque, NM 87121



Architect/Engineer Seal

mark	date	description
A	08/07/2023	TCL COMMENTS
A	05/20/2023	OWNER CHANGES
A	05/12/2023	COA PERMIT COMMENTS
A	04/26/2023	TCL COMMENTS
revisions		
issue	Permit CDs	
project no	2219	
drawn by	DGP	
checked by	DGP	
date	AUGUST 10, 2023	

ARCHITECTURAL SITE PLAN  
Overall  
Traffic Circulation Layout

AS101 TCL



- AN APPROVED PLAT IS A CONDITION OF RELEASING FINAL CO.**



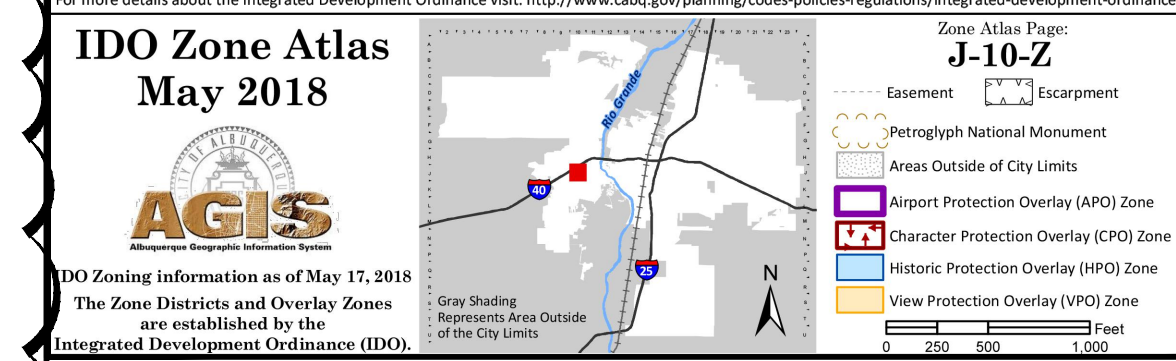
REFER TO AS101 TCL FOR  
MORE DIMENSIONS

## SITE PLAN / TCL NOTES

## ZONE ATLAS

Total spaces provided		84 spaces
NM Sol		24
	ADA	3
	Motorcycle	2
	Bicycle	3
Ray's Flooring		53
	ADA	3
	Motorcycle	4
	Bicycle	6

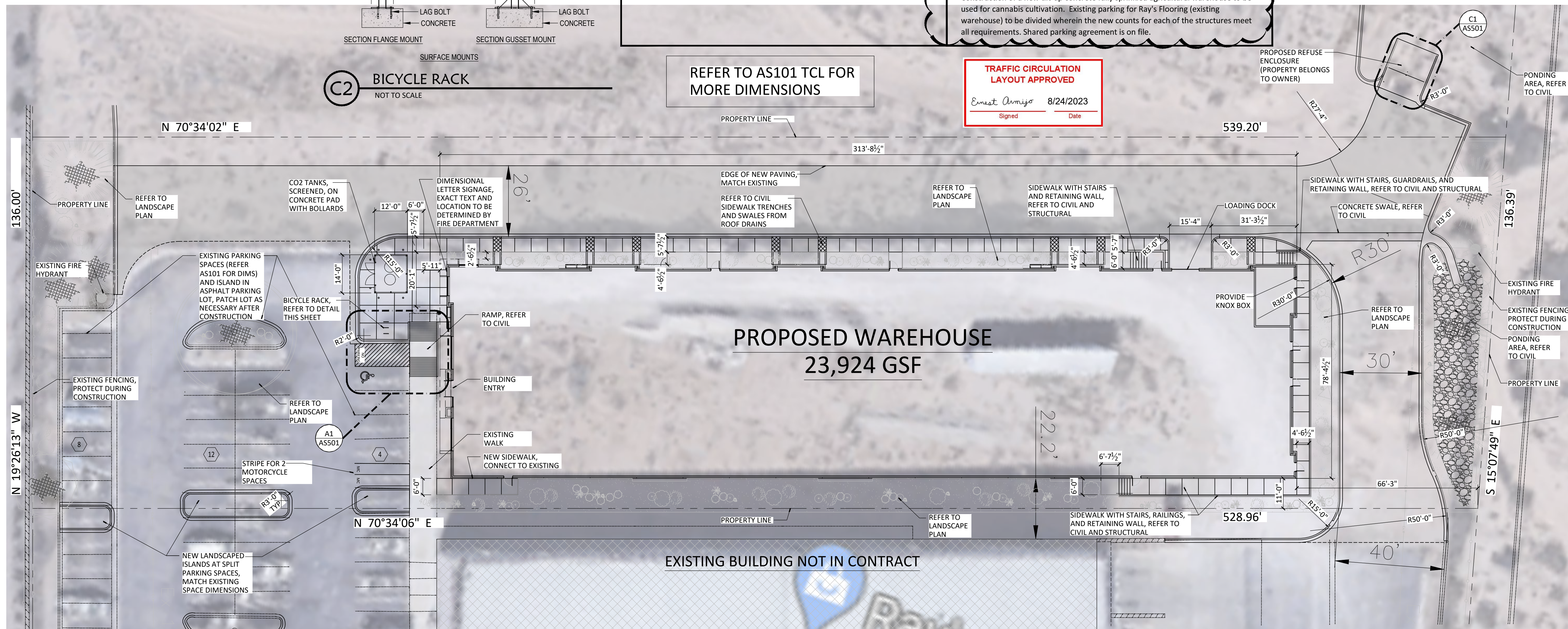
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**TRAFFIC CIRCULATION  
LAYOUT APPROVED**

*Ernest Armijo* 8/24/2023

Signed Date



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ARCHITECTURAL SITE PLAN  
TRAFFIC CONTROL LAYOUT

AS102 TCL



**ENCLOSURE NOTES:**

1. SOLID WASTE IS TO PROVIDE ALL INSPECTIONS ON THE TRASH ENCLOSURE SUCH AS PRE-POUR FOR SLAB AND APRON, BOND BEAM, BOLLARD, AND FINAL INSPECTION. INSPECTIONS WILL BE CONTINGENT FOR SOLID WASTE SIGN OFF FOR FINAL CO.
2. REAR BOLLARDS ARE TO MEASURE NO MORE THAN 12" FROM BACK CMU WALL TO CENTER. BOLLARDS ARE TO MEASURE A MINIMUM OF 24" ABOVE CONCRETE.



## SITE DETAILS

# AS501